



City of Coral Gables
CITY COMMISSION MEETING
August 29, 2017

ITEM TITLE:

A Resolution authorizing the City Manager to market the City owned parcel located at 7350 Coral Way, Miami, FL 33155 to sell for the highest and best price, and waiving provisions of the Procurement Code in accordance with Section 2-2011 and 2-583 thereof. *(Potential Sales Agreement will come back to City Commission for authorization to execute)*

DEPARTMENT HEAD RECOMMENDATION:

Approval

BRIEF HISTORY:

Per Resolution 30255, dated February 5, 2002, the City Commission authorized a lease agreement (the "Lease") dated June 27, 2002 with the Police Benevolent Association, Inc. ("PBA"), a Florida Not-for-Profit entity for the property located at 7350 Coral Way, Miami, FL 33155 (the "Lot") for a term of 30 years. Per Resolution No. 2003-169, the City entered into an Interlocal Agreement with Miami-Dade County dated October 9, 2006 to make available 80 parking spaces for non-exclusive use of the County's park located at 7360 Coral Way, Miami, FL 33155 (the "Park") in perpetuity. This Interlocal Agreement was part of the terms of the Waterway Neighborhood Agreement (the "Neighborhood Agreement") authorized by Resolution 29901 dated February 8, 2000. The Neighborhood Agreement established certain operational restrictions on the City's use of a portion of its current Public Works facility located at 2800 SW 72 Ave, Miami, FL 33155 with the intention of preventing disruption of the surrounding residents' quiet enjoyment of the neighborhood in order to facilitate the City's industrial use of the site. On March 16, 2016, the City Attorney's Office, in conjunction with special counsel, issued an opinion that the PBA Lease has been abandoned and terminated by operation of law and the terms of the agreement. *See* CAO 2016-012.

In accordance with Section 2-2014 of the Procurement Code, two real estate appraisals are required for the sale or purchase of property. One recent appraisal was provided by Slack Johnston Magenheimer, Inc. resulting in a value of \$11,700,000 for the 4.16 acre (180,580 square feet) lot. The appraisal did not take into consideration the 80 parking spaces required under the Interlocal Agreement nor the lead contamination resulting from the PBA's use of the Lot as a gun range.

The City would like to market the site for sale for a \$12,000,000 asking price with the understanding that the potential buyer will have to remediate the site and provide 80 parking spaces for visitors of the Park. The City would require any potential use to

accommodate the needs of the County Commission and adhere to the active agreements in place.

Staff is requesting authorization from the City Commission to allow the City Manager to market and sell the Lot, then come back to the City Commission with a recommended purchase and sales agreement.

The City Commission is asked to waive requirements of the Procurement Code pursuant to Section 2-2011 and 2-583 of the City Code, which requires a 4/5 supermajority vote. Such waiver is permitted where the City Commission finds the waiver would serve the public interest (section 2-2011) and would be in the best interests of the city (section 2-583).

It is recommended that City staff experienced in real estate transactions market the sale of the Lot for the next six months and come back to the City Commission with a Purchase and Sales Agreement and/or a Letter of Intent. Should an agreement not be achieved in said time frame, Staff recommends the City hire a real estate broker to market and sell the Lot on behalf of the City.

LEGISLATIVE ACTION:

Date.	Resolution/Ordinance No.	Comments
2/5/2002	Resolution 30255	Lease Approval
9/9/2003	Resolution 2003-169	Interlocal Agreement Approval

ADVISORY BOARD/COMMITTEE RECOMMENDATION(S):

Date.	Board/Committee	Comments
3/8/17	Property Advisory Board	Recommended sale of the Lot via an RFP

FINANCIAL INFORMATION: (If Applicable)

No.	Amount	Source of Funds
N/A		

ATTACHMENT(S):

1. Proposed Resolution;
2. Excerpt of minutes from the Property Advisory Board meeting of March 8, 2017;
3. Appraisals by Slack Johnston Magenheimer, Inc.
4. CAO 2016-012